

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT, IN CONNECTION WITH APPLICATION NO. 34102, COUNTY LINE PROPERTIES AND WORLDWIDE INVESTMENT GROUP, INC., LOCATED AT THE NORTHWEST CORNER OF NW 214 STREET AND NW 13 COURT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

County Line Properties and Worldwide Investment Group, Inc. (applicant), requested a zoning change from BU1-A (Limited Business Use) to RU4L (Apartment House), on approximately 6 acres located at the northwest corner of NW 214 Street and NW 13 Court (see location map). The proposed 86-unit residential development is estimated to generate 50 students (see attached school impact analysis).

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance the City of Miami Gardens (City), and the development community are to collaborate to develop options which seek to address the impact of proposed residential development on public schools where the development would result in an increase in the schools' FISH % utilization (permanent and relocatable), beyond the threshold review level of 115%; in this case, the middle school that will serve the proposed development meets the referenced threshold.

Additional Information

At its April 13, 2005 meeting, the Board approved School District criteria that allow District staff to make recommendations on residential zoning applications that impact upon public schools beyond the 115% of FISH capacity review threshold. The criteria also outline specific steps to guide District staff's consultation with developers and input at public hearings, in an attempt to provide the required number of student stations to mitigate the impact of proposed residential development. Subsequent to a determination by District staff that the proposed development is above the review threshold, the developer is requested to consider and select from several mitigation options. As a result, the District met with the above applicants to discuss possible mitigation options.

The applicant has volunteered to mitigate the full capital cost of the additional middle school student stations, by providing a monetary donation covering the capital cost of 12 middle school student stations at \$16,485 (\$197,820), less educational facilities impact fees estimated at \$192,398, for a total donation of \$5,422. The entire donation is

due prior to final plat approval of the application. The City approved the application in November 2005, with the condition that the applicant provide mitigation acceptable to the Board.

The donation is to be utilized for capital improvements to relieve the impacted school.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a monetary donation over and above educational facilities impact fees in the amount of \$5,422, in connection with City of Miami Gardens Application No. 34102, County Line Properties and Worldwide Investment Group, Inc., located at the northwest corner of NW 214 Street and NW 13 Court.

IMR:ir

**SCHOOL IMPACT REVIEW ANALYSIS
(February 27, 2006)**

APPLICATION: No. 34102, County Line Properties and Worldwide Investment Group, Inc. – City of Miami Gardens

REQUEST: Change BU1-A Limited Business Use to RU4L Apartment House

ACRES: 6 Acres

MSA/Multiplier: 2.2/0.58 (Single family attached)

LOCATION: Northwest corner of NW 214 Street and NW 13 Court

NUMBER OF UNITS 86 Units (Town Homes)

Estimated Student Population: 50 Students*

Elementary: 23

Middle: 12

Senior: 15

SCHOOLS SERVING AREA OF APPLICATION

Elementary: Norland Elementary- 19340 NW 8 Court
Middle: Norland Middle- 1235 NW 192 Terrace
Senior High: Miami Norland Senior High - 1050 NW 195 Street

All schools are located in Regional Center 1

*Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE	CUMULATIVE STUDENTS**
Norland Elementary	635	598	106%	80	94%	713
	658 *		110%		97%	
Norland Community Middle	1,546	1,191	130%	158	115%	1,594
	1,558 *		131%		115%	
Miami Norland Senior High	2,439	2,202	111%	71	107%	2,737
	2,454 *		111%		108%	

* increased student population as a result of the proposed development.

** Estimated number of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the middle school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy</u>
New Gym Addition At Miami Norland Senior High (220 student stations)	Construction	School Opening 2007

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
State School "PP1" (Norland and John. F. Kennedy Middle Schools Relief) (1241 student stations)	FY-06-07
Miami Norland Senior High School Replacement (2,500 student stations)	FY-08-09

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	598
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2432
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	4922

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$327,450

CAPITAL COSTS: Based on the State's February 2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY		Does not meet threshold
MIDDLE	12	x 16,485 = \$197,820
SENIOR HIGH		Does not meet threshold
Total Potential Capital Cost		\$197,820

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

LOCATION MAP

